

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 8, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

DRAFT

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:00 a.m. Chairperson Schultz adjourned the meeting at 4:30 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-present/ not present for Items #12 -18
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Bernard Turgeon, Planning Department- present
Mary Wright, Planning Department - present
Betsy McCullough, Planning Department - present
Gary Halbert, Development Services-present
Bob Manis, Development Services - present
Jeff Strohminger, Development Services - not present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Sherrie Lightner spoke on a request for a stop on a work order in the La Jolla Shores Community Plan area.

ITEM 2: **REQUESTS FOR CONTINUANCE:**
None.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items # 6 and Item #10 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
None.

ITEM -5: **COMMISSION COMMENT:**
None.

ITEM 6: **Continued for October 13, and October 27, 2005:**

HOLLYWOOD PARK TENTATIVE MAP – PROJECT NO. 38810

COMMISSION ACTION

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-076 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 6-0 vote with Commissioner Griswold recusing. Resolution No. 3905-PC

ITEM 7 **Continued from November 10, 2005:**
Appeal of the Hearing Officer Decision:

4404 CLEVELAND – PROJECT NO. 61175

Michelle Sokolowski presented Report No. PC-05-29 to the Planning Commission

Speaker slip submitted in favor by George Degenhart and Mirek Knopp

No one present in opposition.

Public Testimony was closed

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE PROJECT AND DENY THE APPEAL AS OUTLINED IN REPORT NO. PC-05-29 TO THE PLANNING COMMISSION. Second by Steele. Passed by a 7-0 vote. Resolution No. 3906 PC

ITEM 8: **Continued from November 10, 2005:**

***CONSIDERATION OF PROPOSED COMMUNITY PLAN, EIR, PLANNED DISTRICT ORDINANCE AMENDMENT, AND REDEVELOPMENT PLAN AMENDMENT ASSOCIATED WITH DOWNTOWN COMMUNITY PLAN UPDATE.**

Alexandra Elias presented a report from Centre City to the Planning Commission.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO JANUARY 12, 2005. STAFF IS DIRECTED TO RESPOND TO ISSUES RAISED BY THE CITY ATTORNEY'S OFFICE AS WELL AS QUESTIONS AND COMMENTS SUBMITTED, EITHER BY EMAIL OR RAISED IN THE HEARING. Second by Garcia. Passed by a 7-0 vote.

ITEM 9: **Continued from November 10, 2005:**

4352 SWIFT TENTATIVE MAP – PROJECT NO. 68098

Paula Godwin presented Report No. PC-05-297 to the Planning Commission.

Speaker slips submitted in favor by Daniel Dillard.

No one present in opposition.

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-297 TO THE PLANNING COMMISSION. Second by Steele. Passed by a 5-2 vote with Commissioners Griswold and Garcia voting nay.

RECONSIDERATION MOTION BY STEELE TO REMOVE ITEM FROM THE CONSENT AGENDA, TO BE HEARD BY FULL COMMISSION. Second by Otsuji. Passed by a 7-0 vote.

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-297 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY INCLUDING: REPLACEMENT OF THE DRIVEWAY WITH NATURAL PLANTING, GRASSCREET OR HOLLYWOOD DRIVEWAY

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Steele. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 3907-PC

ITEM 10: **Continued from November 10, 2005:**

DELTA STREET TENTATIVE MAP – PROJECT NO. 59157

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-307 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 6-1 vote with Commissioners Griswold voting nay. Resolution No. 3908-PC

ITEM 11: **Continued from November 10, 2005:**

POINT LOMA TOWERS TENTATIVE MAP – PROJECT NO. 71539

Pete Lynch presented Report No. PC-05-289 to the Planning Commission.

Speaker Slip submitted in favor by Jim Neil.

Speaker Slip submitted in opposition by Cynthia Congar.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO JANUARY 12, 2006 . THE COMMISSIONERS HAVE DIRECTED THE APPLICANT TO RETURN WITH A SPECIFIC LIST OF IMPROVEMENTS THAT WOULD BE COMPLETED TO THE PROPERTY; ALONG WITH LOOKING INTO ONSITE AFFORDABLE HOUSING. Second by Chase. Passed by a 7-0 vote.

ITEM 12: **Continued from November 10, 2005:**

4075 IDAHO TENTATIVE MAP – PROJECT NO. 70445

Paul Godwin presented Report No. PC-05-310 to the Planning Commission.

Speaker slip submitted in favor by John Carl and Mark Stuart.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT NO. PC-05-310 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:
make one of the units f

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Ontai. Passed by a 4-2 vote with Commissioners Griswold and Steele voting nayand Commissioner Chase not present. Resolution No. 3909 -PC

**ITEM 13: INITIATION – COMMUNITY PLAN AMENDMENT
LOS VIENTOS – PROJECT NO. 81487**

Theresa Millette presented Report No. PC-05-336 to the Planning Commission.

Speaker slips submitted in favor by Janay Kruger, Sean Hyatt, Maria Moyo.

Speaker slip submitted in opposition by Patti Krebs.

COMMISSION ACTION:

MOTION BY GRISWOLD TO CONTINUE TO DECEMBER 15, 2005; WITH DIRECTION THAT STAFF TAKE A CLOSER LOOK AT MORE A LARGER AREAS second by Steele . Passed by a 5-0 with Commissioner Chase not present and Chairperson Schultz recusing.

ITEM 14: 4625 62nd STREET – PROJECT NO. 77837

Helene Deisher presented Report No. PC-05-326 to the Planning Commission.

Speaker slip submitted by Chris Christensen.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-326 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Otsuji. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 3910-PC

ITEM 15: 5540 LINDO PASEO TENTATIVE MAP – PROJECT NO. 74866

Helene Deisher presented Report No. PC-05-248 to the Planning Commission.

Speaker slip submitted in favor by Malcolm Davies and Tracy Mehki.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. .PC-05-248 TO THE PLANNING COMMISSION. DUE TO THE ENABEILITY TO MAKE THE FINDINGS ON NUMBER TWO; MEETING THE HOUSING NEEDS FOR THAT SPECIFIC REGION.

Second by Steele. Passed by a 6-0 vote with Commissioners Chase not present.

ITEM 16: **4479 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 75920**

John Cruz presented Report No. PC-05-248 to the Planning Commission.

Speaker slip submitted in favor by Malcolm Davies and Tracy Mehki.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY OTSUJI TO CONTINUE TO JANUARY 19, 2006, WITH THE DIRECTION THAT STAFF AND THE APPLICANT RETURN WITH THE FOLLOWING: FRONT, REAR, AND SIDE ELEVATION. LANDSCAPE PLAN OF THE FRONT AREA AND A PROPERTY CONDITION ASSESSMENT REPORT Second by Garcia. Passed by a 5-1 vote with Commissioners Chase not present and Commissioner Griswold voting nay.

ITEM 17: **4140 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 76934**

Vena Lewis presented Report No. PC-05-36 to the Planning Commission.

Speaker slip submitted in favor by Norbert Barnburger, Loreen Vertifueille.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY OTSUJI TO CONTINUE TO JANUARY 19, 2006, WITH THE DIRECTION THAT STAFF AND THE APPLICANT RETURN WITH THE FOLLOWING: FRONT, REAR, AND SIDE ELEVATION. LANDSCAPE PLAN OF THE FRONT AREA AND A PROPERTY CONDITION ASSESSMENT REPORT Second by Ontai. Passed by a 5-1 vote with Commissioners Chase not present and Commissioner Griswold voting nay.

ITEM 18: **455 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 76152**

Patricia Grabski presented Report No. PC-05-349 to the Planning Commission.

Speaker slip submitted in favor by Malcolm Davies.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GRISWOLD TO CONTINUE TO JANUARY 19, 2006, WITH THE DIRECTION THAT STAFF AND THE APPLICANT RETURN WITH THE FOLLOWING: FRONT, REAR, AND SIDE ELEVATION. LANDSCAPE PLAN OF THE FRONT AREA. PROPERTY CONDITION ASSESSMENT REPORT
Second by Garcia. Passed by a 6-0 vote with Commissioners Chase not present.

Chairperson Schultz adjourned the Planning Commission meeting at 4:30 pm.